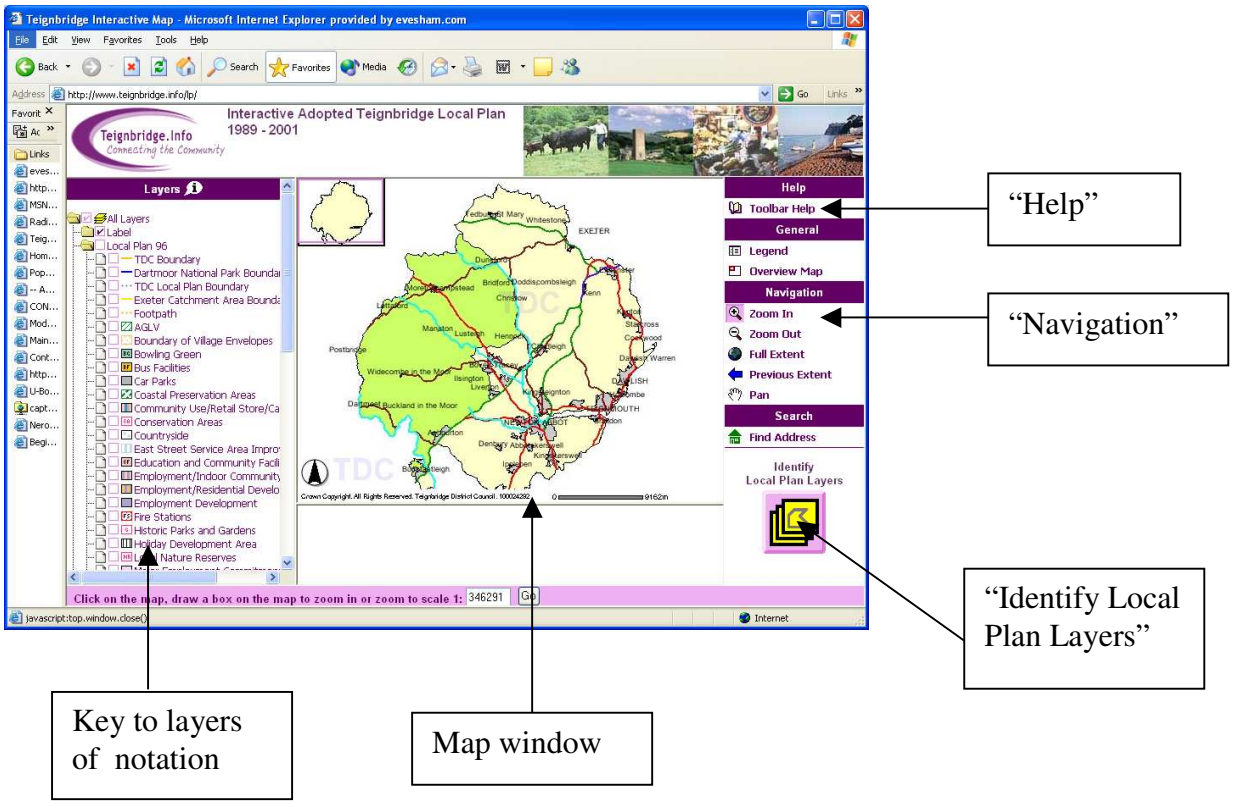
Interactive Adopted Teignbridge Local Plan (1989-2001) - User guide

Tools:

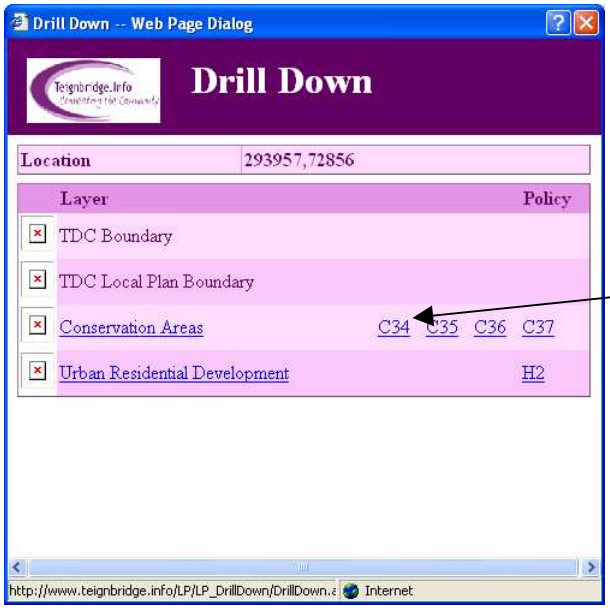
When you enter the Interactive Local Plan web page, you will find tools providing "help", for "navigation" and also a "gazetteer" for searching by address. While you may wish to use the search by address function to go direct to a specific location on the Proposals Map, the navigation tools provide for zooming into your area of interest. You may also "pan" around the Proposals Map, by clicking on and dragging the Proposals Map shown in the map window.

Key to layers of notation:

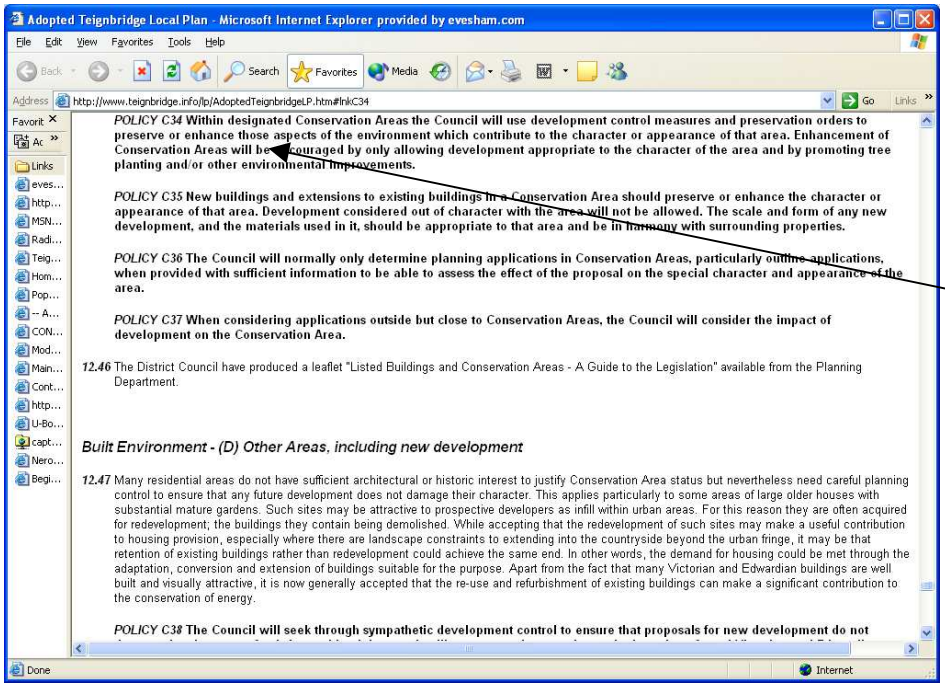
A key to the layers of notation shown on the Interactive Proposals Map is situated to the left of the map window. You may "enable" the notation for each policy and proposal in the Local Plan by clicking on (ticking) their respective boxes. This notation will then appear on the Interactive Proposals Map. Please remember, that certain notations may only become visible once you have zoomed in to your area of interest, due to their scale.



You may also use the “Identify Local Plan Layers” to reveal which policies and proposals in the Adopted Teignbridge Local Plan 1989-2001 are relevant to your area of search. To do this, click on the yellow “Identify Local Plan Layers” and then click on your area of interest on the Proposals Map visible in the map window. This will reveal a “Drill Down” screen, enabling you to click on the underscored title of the policy or proposal or reference number. This will take you straight to the relevant sections of the Written Statement for the Local Plan.



Click on the relevant policy or proposal


Adopted Teignbridge Local Plan - Microsoft Internet Explorer provided by evesham.com
http://www.teignbridge.info/lp/AdoptedTeignbridgeLP.htm#lnkC34
POLICY C34 Within designated Conservation Areas the Council will use development control measures and preservation orders to preserve or enhance those aspects of the environment which contribute to the character or appearance of that area. Enhancement of Conservation Areas will be encouraged by only allowing development appropriate to the character of the area and by promoting tree planting and/or other environmental improvements.
POLICY C35 New buildings and extensions to existing buildings in a Conservation Area should preserve or enhance the character or appearance of that area. Development considered out of character with the area will not be allowed. The scale and form of any new development, and the materials used in it, should be appropriate to that area and be in harmony with surrounding properties.
POLICY C36 The Council will normally only determine planning applications in Conservation Areas, particularly outline applications, when provided with sufficient information to be able to assess the effect of the proposal on the special character and appearance of the area.
POLICY C37 When considering applications outside but close to Conservation Areas, the Council will consider the impact of development on the Conservation Area.
12.46 The District Council have produced a leaflet "Listed Buildings and Conservation Areas - A Guide to the Legislation" available from the Planning Department.
Built Environment - (D) Other Areas, including new development
12.47 Many residential areas do not have sufficient architectural or historic interest to justify Conservation Area status but nevertheless need careful planning control to ensure that any future development does not damage their character. This applies particularly to some areas of large older houses with substantial mature gardens. Such sites may be attractive to prospective developers as infill within urban areas. For this reason they are often acquired for redevelopment; the buildings they contain being demolished. While accepting that the redevelopment of such sites may make a useful contribution to housing provision, especially where there are landscape constraints to extending into the countryside beyond the urban fringe, it may be that retention of existing buildings rather than redevelopment could achieve the same end. In other words, the demand for housing could be met through the adaptation, conversion and extension of buildings suitable for the purpose. Apart from the fact that many Victorian and Edwardian buildings are well built and visually attractive, it is now generally accepted that the re-use and refurbishment of existing buildings can make a significant contribution to the conservation of energy.
POLICY C38 The Council will seek through sympathetic development control to ensure that proposals for new development do not
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The relevant policy or proposal in the Written Statement

Using the Gazetteer:

The Interactive Local Plan includes a "gazetteer". This allows you to identify you area of interest on the Proposals Map through using its address. By typing in the address details and clicking on the "search" button, the Proposals Map will zoom to the area of interest.